

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
TURNERS FALLS, MA 01376**

MEETING MINUTES

Wednesday July 24, 2019 at 4:00PM
Town Hall – Downstairs Meeting Room
1 Avenue A, Turners Falls, MA

Present: Moon Morgan, John Furbish, Linda Ackerman, Richard Ruth
Staff: Walter Ramsey

Meeting called to order at 4:00PM by Moon Morgan.

Approval of Minutes

***MOTION** to approve minutes of 3/19/19 by LA, Seconded by RR. All approved. Motion Passed.*

Authorize sale of land in the Airport Industrial Park: Map17 Lot 58 Industrial Boulevard (7.9 acres) to Caluwe, Inc for construction of a warehouse with showroom.

WR: Caluwe plans to construct a 19,200 SF warehouse with showroom for their Biomass Boiler business. They will purchase 7.887 acres for \$157,500. The Selectboard is supportive and has executed a Purchase and Sale Agreement. The use is industrial and consistent with the development goals of the Airport Industrial Park. The standard AIP covenants will apply. Project will be subject to Site Plan Review.

***MOTION** to authorize sale of land in the Airport Industrial Park: Map17 Lot 58 Industrial Boulevard (7.9 acres) to Caluwe, Inc., by LA Seconded by RR. All approved. Motion Passed.*

Airport Industrial Park signage update

WR: Franklin County Tech sign shop is interested in taking this on as a project. Budget was approved by Town Meeting. This will extend the timeframe for implementation to the upcoming school year, but will decrease the budget.

Commission indicated strong support/ demand for using FCTS.

38 Ave A reuse update

WR: Has been exploring re-use options. Current development climate is favorable. Currently exploring whether a new mixed-use building, as depicted in the Turners Falls Livability Plan is viable. WR is working with Smart Growth America to assess potential and has initiated conversations with Department of Conservation and Recreation to get their buy-in for a mixed use building. Uses would be determined by the market but it would entail commercial first floor and wither offices or residential on upper floors. 3 stories would be consistent with existing downtown buildings. The old Grand Truck was four stories.

Commission directed planner to continue to explore and entertain mixed-use development concepts at the site.

No topics not anticipated.

MOTION to close the meeting at 4:31 by LA., Seconded by RR. All approved. Motion Passed.